

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
January 20, 2015**

Members Present:

Diana Doutre

Lyle Holmgren

Bret Rohde

Byron Wood, Chairperson

Shawn Warnke, City Manager

Darlene S. Hess, Recorder

CITY COUNCIL WORKSHOP

Chairperson Wood called the January 20, 2015 City Council Workshop to order at 6:04 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairperson Wood, Councilmembers Doutre, Holmgren, and Rohde, City Manager Shawn Warnke, Recorder Darlene S. Hess. The following Department Heads were also present: Public Works Director Paul Fulgham and Police Chief David Nance (arrived at 6:05). Also in attendance were: City Attorney Dustin Ericson, and Finance Director Curtis Roberts. Mayor Fridal and Councilmember Reese were excused.

2. Discussion regarding potential individuals to serve on the Planning Commission

Councilmember Doutre presented the name of Ben Greener to serve on the Planning Commission. Mr. Greener is the Chairperson of the Republican Committee and lives in the Spring Acres Subdivision. Councilmember Rohde commented that it would be good to have representation from that section of town. While speaking with Mr. Greener, Councilmember Doutre found him to be agreeable with serving on the Planning Commission. The Council would like Councilmember Rohde to contact Mr. Greener about an appointment on the Planning Commission.

1. Review of agenda items on the 7:00 p.m. Council Meeting:

The Council reviewed the January 20, 2015 Agenda with the following items being discussed in more detail:

Audit for Fiscal Year 2014 – Director Roberts explained that an accounting pronouncement has been announced regarding multiple services in the City. If a service goes across departments, it needs to be recorded (if it is material to the Financial Statements). The Water Fund provides services to the Wastewater Treatment Plant amounting to \$30K. The State Auditors might discuss the need to record services provided across departments tonight. Director Roberts does not advocate pursuing the issue at this time. It is a relatively small amount compared with the \$1M in revenue and expense attributed to the Wastewater Treatment Plant (WWTP) Fund last year.

Director Fulgham stated that the Wastewater Treatment Plant uses 2.5M gallons of fresh culinary water per month. The City would essentially charge the WWTP for water used.

Director Roberts stated that the \$30K will adjust the bottom line and would likely result in a rate increase eventually. The City is focusing on getting the WWTP Fund healthy and getting an agreement with Garland before looking at the minor issue of inter-fund charges. In Director Roberts' estimation, it didn't make sense to address that issue at this time.

Manager Warnke mentioned that a couple of years ago the City implemented the charges across different funds for City provided utilities. After a year, the WWTP Fund was struggling, and had been for years, and it didn't make sense to charge the WWTP Fund until a rate increase was realized.

Manager Warnke asked Director Roberts if it was optional or if the City should budget for the \$30K expense at this time. Director Roberts explained that if the amount stays at \$30K, it is considered immaterial to the Financial Statement. It is an accounting standard so materiality reigns, and it would not be a violation of law for the City to postpone implementing now. Before the City implements the expense, it would need to be presented to the public and show the Council the impact. The WWTP Fund and the General Fund with the Parks Department are the only noteworthy amounts associated with expenses attributed to City provided utilities – the Splash Pad uses 1M gallons of water per month along with the water used for watering the grass.

Manager Warnke asked if a note from the Auditors would be included in the Financial Statements if the City didn't record the inter-department services. Director Roberts answered that materiality would be argued, but eventually the auditors could say the Financial Statements aren't material correct, which would result in qualified opinion. Before the auditors offer a qualified opinion, the Council could discuss and make any changes they deem necessary. Councilmember Wood commented that it was wise to hold off on the changes at this time. Councilmember Doutre stated that things have been improving in the WWTP Fund and moving in the right direction.

Director Roberts commended the City for transferring \$390K into the Capital Projects Fund and \$390K into the Equipment Vehicle Capital Projects Fund. It was described by Director Roberts as putting \$780K into savings. The funds are set aside specifically for capital improvements, vehicle replacements, and other equipment needs.

Resolution No. 15-04 – Manager Warnke explained that Resolution No. 15-04 relates to a Development Agreement for the Tremont Center Subdivision. The Development Agreement identifies necessary public improvements. The Agreement also requires the City's participation in constructing an enlarged sidewalk that will function as a trail.

Funds will be transferred from the Capital Projects Fund to the Park Impact Fee Fund for the sidewalk, and will cost the City around \$10K.

The Agreement follows the City's approved template for a Subdivision Development Agreement, except for Section II – Special Conditions, which will vary with each development. Section II of the Tremont Center Subdivision, Phase I Development Agreement states that the Developer will pay \$12K for chip seal and fog coat, and \$15K for street lights.

Councilmember Doutre asked Micah Capener if there was a date set for completion of the project. Mr. Capener stated there is no set deadline, but plans have been submitted. Manager Warnke commented that the subdivision has been recorded. The Agreement states there will be a cash bond to the City by January 31, 2015. Mr. Capener explained that the estimates from the engineer did not include the chip seal, fog coat, and street lights. Manager Warnke noted that the Land Use Authority Board will meet tomorrow and can discuss the situation further.

Resolution No. 15-05 – Manager Warnke noted that Resolution No. 15-05 is concerning the Master Development Agreement and identifies the pertinent issues, along with common improvements that need to be completed. The RDA (Redevelopment Agency) is working on the creation of the Tremont Center CDA (Community Development Association). The goal is for the Taxing Entities to give the increase of taxable value to address issues for this project and the downtown areas of Main Street.

Some of the challenges in drafting a Master Development Agreement include the need to be flexible and respond to the market, and the City's need to have standards and required improvements. There is a public hearing scheduled for February 17, 2015 to adopt the plan and budget. After the public hearing and anticipated adoption of the Tremont Center CDA and Budget, the governing board and Taxing Entities will be asked to approve the Resolution that authorizes the Entities' participation in the CDA by forgoing their tax increment for a period of time. Once the CDA is approved, it will help clear up the timeline for improvements and the flexibility for the Developer that will thereafter be drafted into the Master Development Agreement.

Resolution No. 15-05 also includes a Master Site Plan, as it is a large parcel of property. The Master Site Plan identifies some of the planning principles of the development, and approves design guidelines which provide consistency and uniformity as the development occurs over time. Any amendments to the design guidelines will come to the Council for final approval. The DRC (Design Review Committee) will include the Developer, a design professional, and a City representative. The DRC will review plans to assure they comply with the design guidelines, and to review some of the site amenities which are required to be provided by the sub-developers.

Mr. Capener thinks the overall design guidelines are good, but there will be some implementation to adjust as needed.

Councilmember Doutre asked if the canal will be buried. Mr. Capener stated the canal can be buried, per the canal engineer specifications; however, the canal company will not help with the expense. The process has been started with Mr. Chris Breinholt from Jones & Associates. The creation of the CDA will help with improving Main Street and the cost associated with burying the canal.

Manager Warnke noted that if the design guidelines are approved they would be recorded against the property, along with the Master Development Agreement. As property is purchased, the design guidelines would appear on the title report. Mr. Capener postulated that the Taxing Entities will support the CDA. The CDA is set up so the Taxing Entities will receive 25% of the increment starting in 2017. Manager Warnke noted that Box Elder School District and Box Elder County were very supportive. The Council could approve the design guidelines, and allow the City Staff to work on the deadline of the cash bond for the street lights and the fee in lieu of the chip seal and fog coat.

Mr. Capener was prepared to pay the cash bond today, except he was unaware of the fees for the street lights and chip seal.

Motion by Councilmember Holmgren to move to Closed Session. Motion seconded by Councilmember Doutre. Roll call vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Rohde – aye, Chairperson Wood – aye. Motion approved.

The Council moved into closed session at 6:49 p.m.

3. **CLOSED SESSIONS:**

- a. **Strategy session to discuss pending and/or reasonably imminent litigation.**
- b. **Closed session to discuss the character, professional competence or mental health of an individual.**

Motion by Councilmember Doutre to return to open meeting. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Doutre – aye, Councilmember Holmgren – aye, Councilmember Rohde – aye, Chairperson Wood – aye. Motion approved.

The Council returned to open session at 7:00 p.m.

The meeting adjourned at 7:00 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Chairperson Wood called the January 20, 2015 City Council Meeting to order at 7:05 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairperson Wood, Councilmembers Doutre, Holmgren, and Rohde, City Manager Shawn Warnke, Recorder Darlene S. Hess. The following Department Heads were also present: Public Works Director Paul Fulgham, and Police Chief David Nance. Also in attendance were: City Attorney Dustin Ericson, and Finance Director

Curtis Roberts.

1. Opening Ceremony:

Chairperson Wood informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by Kevin Christensen from the Bear River Health Department and the Pledge of Allegiance was led by Councilmember Doutre. Mayor Fridal and Councilmember Reese were excused.

2. Introduction of guests:

Chairperson Wood welcomed all those in attendance including: Kevin Christensen from the Bear River Health Department, Jessica Tanner from the Leader, and Ben Greener a prospective member of the Planning Commission.

3. Approval of Agenda:

Chairperson Wood asked if there were any changes or corrections to the Agenda. No comments were made.

Motion by Councilmember Doutre to approve the agenda of January 20, 2015. Motion seconded by Councilmember Holmgren. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

4. Approval of minutes – January 6, 2015:

Chairperson Wood asked if there were any changes to the minutes. There were no comments.

Motion by Councilmember Rohde to approve the minutes of January 6, 2015. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

5. Public comments: Comments limited to three minutes

There were no public comments.

6. Request to be on the agenda:

a. Brigham/Tremonton Board of Realtors

This item was tabled as no one from the Brigham/Tremonton Board of Realtors was in attendance.

7. Presentation of the Audit for Fiscal Year 2014, Curtis Roberts Finance Director

Finance Director Roberts noted that the City only has two outstanding Capital Leases, one for an Ambulance and one for a Fire Truck. The City is doing a great job managing debt. The City's debt has come down substantially.

Mike Kidman from Jones Simkins stated that the audit for the City went really well, as usual. Director Roberts and Recorder Hess know what is required and get the information needed. Jones Simkins follows generally accepted auditing standards and government auditing standards. The internal controls and compliance are reviewed during the audit. Tremonton City was found to have very good internal controls. The vast majority of government entities have some type of finding for internal controls, but Tremonton has a good control structure, and having someone with Director Roberts expertise really helps eliminate some of those issues. Therefore, there are no internal control comments, which is really good. There were no findings in testing laws and regulations that could have a direct impact on the Financial Statements.

The State Auditor requires Jones Simkins to examine several things, including Budgets, Fund Balance, Justice Courts, and others. It is a very detailed list. There were no major findings relating to State Compliance issues. Director Roberts attends the trainings each May so the City can stay on top of compliance issues. Mr. Kidman explained there have not been any new policies this year. Director Roberts and City Staff have to estimate how long the useful life is for assets. There are good faith estimates made and Jones Simkins reviews the process. There are no other independent accountants involved in the audit.

There is a pension standard coming up. Certain areas of the Country have struggled with pension liabilities. The State of Utah is fortunate as the pension fund in Utah is managed well. Governmental Accounting Standards Board (GASB), the group that writes the rules for presenting government financial statements, will begin requiring every City to include their proportionate share of any underfunded liability in the audit books. It will not impact funds or the amount paid, it will only inform the public what has been going on in the State Retirement Fund. Mr. Kidman appreciates all who help with the audit process. Chairperson Wood thanked Mr. Kidman for his overview of the audit findings.

Director Roberts noted that he will be involved in the changes that will need to take place regarding the underfunded liability the City will need to record. There will be several changes that will need to take place.

The City has no losses for the Enterprise Funds. The goal for the Treatment Plant Fund is to have a rate of return of 6% on its assets to help with funding future regulatory requirements. The rate structure is functioning as it should and generating a rate of return on the assets. Director Roberts commended Manager Warnke and Director Fulgham for all the work that has gone into the rate structure.

Director Roberts stated that the Fire/EMS Fund shows more expenses than revenue. Manager Warnke noted that during the 2013/2014 Fiscal Year, the pay schedule was changed from annual to bi-weekly; therefore, more expenses were incurred during the year for salary. Director Roberts explained that the Fire/EMS was removed from the General Fund six or seven years ago and has been functioning well. Chief Batis does a

good job managing the Fund and the City at overseeing the Fund. There is progress being made and debt is being paid off.

The General Fund taxes for the end of the 2013/2014 Fiscal Year came in \$382K higher. Most of the increase came from sales tax that was \$200K higher than anticipated, and franchise taxes were up \$130K. The other variances in the General Budget Fund were relatively minor. The General government and Public safety expenses were lower than budgeted. Chief Nance stays within his budget and had some savings. The Streets/highways has a chip/seal project that has been delayed into the 2014/2015 Fiscal Year. The total variance for the City was \$1M in the positive. Money has been put in the Capital Projects Funds with balances of: \$154K in Parks; some in Recreation and Food Pantry; \$780K in Capital Projects; and \$780K in Equipment/Vehicle Capital Projects.

Councilmember Doutre asked if it would be advantageous to pay off the Fire Department Truck and Ambulance to avoid interest charges. Director Roberts noted that the City Council could recommend a transfer to pay them off; however, the payment for 2015 has been paid. It would save the City \$12K in interest. The Fire Department was separated from the General Fund and has been accountable for expenses, including interest.

It was noted by Director Roberts that the City paid the CIB Bond early last year and has been managing funds the last couple years. Manager Warnke expressed appreciation for Director Roberts and his work directing finances and setting up fee schedules. Chairperson Wood stated the City is lucky to have Director Roberts. The Department Managers for the City are all wonderful and do a great job with budgeting and tracking expenses. Director Roberts stated it was a team effort. Tremonton City has a great team.

Manager Warnke asked Director Roberts for more information regarding the City's responsibility to include underfunded liability on the books associated with UTOPIA. Director Roberts explained that at this time there is enough variability in the terms that the liability does not have to be included now. If the terms are tightened down or a clearer interpretation comes down, then the City could be forced to bring on the full amount of the City's outstanding commitment on the UTOPIA bonds which total \$3M over the course of the next twenty-five years. There was a financial note included in the Financial Statements dated June 30, 2014, which included a full disclosure of what is happening with UTOPIA. Councilmember Doutre expressed appreciation for all Director Roberts does for the City. Director Roberts said he enjoys working with Tremonton City.

8. New Council Business:

- a. Discussion and consideration of the City Council accepting the Audit for Fiscal Year 2014

This item was discussed in item 7 above.

Motion by Councilmember Holmgren to accept the audit for the Fiscal Year 2014 from Curtis Roberts and Jones Simkins. Motion seconded by Councilmember Doutre. Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

- b. Discussion and consideration of reconsideration of the City Council's decision to revoke the business license of Huff N Puff N Stuff owned by Moonlight Project, Co – Brad Schofield, Counsel representing Moonlight Project, Co. and Dustin Ericson, Tremonton City Attorney

The attorney for Huff N Puff N Stuff, Brad Schofield, thanked the Council for being willing to reconsider the revocation of the business license for Huff N Puff N Stuff. There was a timely appeal filed on behalf of Huff N Puff N Stuff, and Mr. Schofield contacted the Division of Corporation and Commercial Code. The Division of Corporation and Commercial Code has a statement of corrections that can be made and it can relate back to the original time of application. Mr. Schofield's clients have made those corrections and Mr. Shane Moates, who was the original owner, is still part of Huff N Puff N Stuff. Mr. Schofield was told by the Department of Commerce, that they handle similar issues often and the changes can be dated back to the original filing date. The hope is that the Council will reconsider the revocation of the business license.

Attorney Ericson stated that the Council has three decisions before them: 1) to reinstate the business license for Huff N Puff N Stuff that was revoked about one and a half months ago, 2) to sustain the revocation, or 3) to table the item. If the Council decides to sustain the revocation or table it, the City will be subject to time limitations and need to move forward in the District Court on the appeal process. It is Attorney Ericson's opinion, that any decision the Council makes would be legally justified.

Councilmember Rohde appreciates the civility of Huff N Puff N Stuff. It has not been a negative campaign. Councilmember Rohde is in favor of reinstating the business license. Councilmember Doutre is in favor of sustaining the revocation of the license based on the following items: the license was issued in error, and the location is not within the legal guidelines. Mr. Schofield explained that if the business license is reinstated it would be grandfathered in, and would be legal under State and City codes.

Councilmember Holmgren asked Attorney Ericson what would happen if there were any change in ownership in the future. Attorney Ericson stated that if Mr. Moates transferred his ownership in Huff N Puff N Stuff at anytime in the future, it would require the City to revoke the business license. Councilmember Holmgren noted that based on State Law and City Code the City could not issue a new business license for a vapor shop in the City. Attorney Ericson remarked that if Huff N Puff N Stuff changed ownership, the grandfather status would be gone.

Chairperson Wood commented that Chief Nance told the Council in previous meetings that there were no problems with Huff N Puff N Stuff upon previous inspection. Huff N Puff N Stuff is a tax paying business, and Chairperson Wood is in favor of reinstating the business license.

Motion by Councilmember Rohde to reinstate the license of Huff N Puff N Stuff owned by Moonlight Project Company. Motion seconded by Chairperson Wood. Roll Call Vote: Councilmember Doutre - nay, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion

approved.

Manager Warnke understands that a new business license will need to be issued as the old one expired. Chairperson Wood welcomed Huff N Puff Stuff back. Mr. Schofield thanked the Council for their time.

The council moved to item 8 f. Attorney Ericson will be leaving after the discussion of item 8 f.

- f. Discussion and consideration of approving Resolution No 15-07 authorizing the Mayor or City representative to sign a Request for Full Reconveyance for Lots 7, 8, 9, 11, 12,13,15, and 16 of Tremont Village PUD, Phase 1

Manager Warnke reminded the Council of the joint venture Tremont City participated in for an affordable housing project. The property was the location of the old Public Works property owned by the City. The City received a Deed of Trust for participating. The concept for the affordable housing project was for low to moderate income individuals to lease to own a home. At the end of fifteen years of the lease, the homes would be sold to individuals and the City would realize the proceeds associated with the sale of the property at that time. The homes have been sold and the City received \$134K for the City property including principal and interest.

Resolution No. 15-07 will identify and disclose that the City has been paid and release the City's interest in the property. Attorney Ericson noted that by signing the Resolution, the City acknowledges receipt of funds owed and waiving any interest it might have in those parcels of property. Chairperson Wood asked Director Fulgham if the property has been kept up. Director Fulgham noted that it has been. Chairperson Wood expressed that it has been a good thing for the City. Manager Warnke noted that the promissory note the City has been tracking on the Financial Statements has been satisfied by the payment of the \$134K.

Motion by Councilmember Holmgren to approve Resolution No. 15-07 and authorize the Mayor to sign the request for full reconveyance for Lots 7, 8, 9, 11, 12, 13, 15, and 16 of Tremont Village, Phase I. Motion seconded by Councilmember Dautre. **Councilmember Holmgren revised motion to allow the Mayor or City Representative to sign Resolution No. 15-07.** Roll Call Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

Attorney Ericson was excused.

- c. Discussion and consideration of adopting Resolution No.15-04 approving the Tremont Center Subdivision, Phase 1 Subdivision Development Agreement

Manager Warnke reminded the Council that the Tremont Center Subdivision, Phase I Development Agreement includes the City's participation of \$9,100 for an expanded sidewalk trail. The City will require the Developer to place the cash escrow bond by January 31, 2015. The remaining funds, relating to street lights and the fog coat/ship seal project, need to be received by the City prior to the Site Plan approval.

Motion by Councilmember Doutre to adopt Resolution No. 15-04 with the cash escrow for the chip seal and the street lights being received by January 30th or prior to the approval of the Site Plan. Motion seconded by Councilmembers Rohde and Holmgren. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

- d. Discussion and consideration of adopting Resolution No. 15-05 approving a Tremont Center Master Development Agreement

As explained by Manager Warnke, the Tremont Center Master Development Agreement includes some financial obligations that are outlined in the Agreement along with Design Guidelines and core planning principles. The language will be reworded on the financial and planning principles, as there needs to be a consensus between the Developer and the City before approval.

There is a consensus in the general terms of the Design Guidelines; however, as it is implemented there may need to be adjustments. The Council could approve the Design Guideline element of the Agreement. Councilmember Holmgren asked if the adjustments would go through the Land Use Authority Board. Manager Warnke noted that if the Design Guidelines are approved, there is a DRC that would review and recommend adjustments. Any amendments would then come to the Council for approval.

Motion by Councilmember Holmgren to adopt Resolution No. 15-05 with the exception that any design changes will be done through the Design Review Committee. Motion seconded by Chairperson Wood. Manager Warnke noted that the Council can approve just one specific element of the Agreement. **Motion by Councilmember Holmgren adjusted his motion to approve the Design Guidelines of Resolution No. 15-05.** Motion seconded by Chairperson Wood. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

The Council approved Manager Warnke to go forward with the re-writing of Resolution No. 15-05 to match the approval and move forward. Mr. Capener thanked the Council for being willing to work with him on the project. Councilmember Doutre noted that the designs are really beautiful and look good.

- e. Discussion and consideration of adopting Resolution No. 15-06 repealing Resolution No. 14-04 and amending a template subdivision development agreement

Manager Warnke remarked that Resolution No. 15-06 will update items that needed to be updated and will make the Agreement clearer.

Motion by Councilmember Doutre to adopt Resolution No. 15-06 and repeal Resolution No. 14-04. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

- g. Discussion and consideration of adopting Resolution No. 15-08 authorizing the renewal of the Autoliv Wastewater Pre Treatment Agreement

Director Fulgham explained it is standard procedure to renew a Wastewater Pre Treatment Agreement every three years. Autoliv has a small pre treatment unit that recaptures water off the product and removes the nitrates. Chairperson Wood asked if the water from Autoliv is fairly clear after the pre-treatment. Director Fulgham noted that the pre-treatment unit at Autoliv does a good job. Autoliv only pre-treats 200 gallons per day as the rest of the water is clear.

Councilmember Dautre asked if the expansions at Autoliv are in Tremonton or Garland. Director Fulgham responded that the last two expansions at Autoliv are in Garland.

Motion by Councilmember Rohde to approve the adoption of Resolution No. 15-08 as it has been written. Motion seconded by Councilmember Holmgren. Roll Call Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

- h. Discussion and consideration to surplus Patrol Car T40 - a 2009 Dodge Charger (VIN # 2B3KA43T89H519309 mileage 86,594)

Chief Nance recalled that the Council approved the replacement of T40 last year. T40 has been used as a spare vehicle, but recently developed a lifter camshaft issue. This is the third Dodge in the fleet that has developed the issue on the same cylinder. It appears to be a design flaw. Dodge refuses to cover the repair, even though it is only four months past the five year warranty. The cost for repairs is \$2,500 and Chief Nance doesn't think T-40 is worth putting the money into. Chief Nance noted that the last Charger that went out to bid went for a couple thousand dollars to a buyer back east. It also had some mechanical problems. Chief Nance assumes T-40 will bring the same price as they were similar vehicles with mechanical problems.

Councilmember Rohde asked how the community could put a bid on this vehicle if interested. Chief Nance stated that it will be put on a surplus site. Chairperson Wood asked Chief Nance to get the site information to Jessica Tanner with the Leader. Chief Nance said it will not be listed in the newspaper.

Motion by Councilmember Dautre to surplus Patrol Car VIN # 2B3KA43T89H519309, 2009 Dodge Charger. Motion seconded by Councilmember Rohde. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

9. Comments:

- a. Administration/City Manager Advice and Consent.

- 1) No comments.

b. Council Reports:

Councilmember Rohde expressed concern that there is not a fence up between West Liberty Foods and the home owners to the West, as it was part of the conditions from the Planning Commission. Manager Warnke will check the record. Councilmember Rohde also had questions from home owners about a sound barrier that West Liberty Foods was required to install on the roof. Manager Warnke will check into the requirements.

Councilmember Dautre introduced Ben Greener to the Council. Mr. Greener is willing to be a member of the Planning Commission. Manager Warnke will put it on the February 3, 2015 Agenda for the Council to consider Mr. Greener's appointment to the Planning Commission. The Council thanked Mr. Greener for his willingness to serve. Councilmember Dautre thanked Recorder Hess and her staff for work done on the audit. The audit is painless for the Council because of the great staff. Recorder Hess noted it all Departments that make the audit go smoothly, not just her staff. Councilmember Dautre thanked all the great people that work for the City.

Councilmember Holmgren attended training for the Tour of Utah bicycle race that will be coming to Tremonton. The Tour of Utah will be exciting and bring a lot of people to Tremonton and the top of Utah. It will take a lot of people being involved and volunteering. It will be good for the City. Compliments to Mr. Capener and everyone involved with the Tremont Center Development. It will be positive for the City. There has been a lot of time and effort involved and it looks like there is headway being made.

Chairperson Wood expressed that the financial audit looks good and the departments look great. The Department Managers do a great job and the Council appreciates the effort. Good Luck to Mr. Capener. The City needs more tax revenue, and places to shop. Growth is good.

10. Adjournment.

Motion by Councilmember Rohde to adjourn the meeting. Motion seconded by Councilmember Dautre. Vote: Councilmember Dautre - aye, Councilmember Holmgren - aye, Councilmember Rohde - aye, and Chairperson Wood - aye. Motion approved.

The meeting adjourned at 8:14 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Cynthia Nelson.

Dated this _____ day of _____, 2015.

Darlene S. Hess, Recorder